



762 NORTHWEST WESTOVER SQUARE



Welcome to Kings Square Condominiums. Step into the enchanting atrium lobby, thoughtfully curated with live maple trees and punctuated by a stunning sculpture by renowned artist Duane Zaloudek. The maple trees cast natural shadows that dance across the floors and walls throughout the day. This serene setting is the perfect prelude to Unit 762, boasting expansive walls perfect for an art enthusiast's collection or for newcomers eager to explore the nearby galleries!

DAN VOLKMER TEAM
Specializing in Historic & Architecturally Significant Homes



Unit 762 is situated on the quiet side of the building, looking out to the mature and serene landscaping. This condo is on the third floor, which affords abundant natural light and privacy.

With three walls of windows and two covered decks, you can enjoy stunning views of the manicured grounds, the historic neighborhood, as well as Mount St. Helens and Mount Rainier.



Upon entering, you are greeted by wide plank oak floors that lead into a spacious foyer, complete with an adjacent coat closet. This unit has been meticulously remodeled, showcasing high-quality, timeless finishes. Recently, the walls were refreshed by Sundeleaf Painting. Strategically positioned art lights throughout the floor plan are ready to illuminate and accentuate your collection.



The expansive living room features windows that offer views in two directions, allowing for an abundance of natural light. A wood-burning fireplace serves as a focal point, while wall-to-wall carpeting extends throughout the space, seamlessly connecting it to the dining room.



A spacious covered deck extends from the living room, featuring a tiled floor and a cedar ceiling. This vantage point, open on two sides, provides peaceful outlooks - ideal for unwinding on a leisurely afternoon.



The living room features a built-in art showcase, complete with glass shelves and recessed accent lighting. The adjacent dining room creates an open layout, ideal for entertaining. A bank of windows looks out to a stately magnolia tree planted amongst mature evergreens and rhododendrons. Often deer can be spotted enjoying the grounds.



When the condo was updated in 2013, the doorway between the dining room and kitchen was widened, resulting in connection between the two rooms. The kitchen underwent a complete remodel with custom, solid wood Alder cabinet & drawer fronts concealing custom storage organizers with full-extension sliders and soft-close drawers. Slab quartz countertops run across the cabinets to a breakfast bar. A window positioned above the Blanco sink offers picturesque views of evergreen trees and mature rhododendrons, which display stunning purple and pink blooms in the spring.



The kitchen remodel involved the removal of a wall between the kitchen and the den, resulting in an open and inviting space to sit and keep the chef company. The kitchen is equipped with high-end appliances, including a Jenn-Air induction cooktop with a Zephyr downdraft, a Dacor oven, warming drawer, and microwave. Additionally there is a KitchenAid French door refrigerator with an in-door ice maker and water dispenser. The sink area is complemented by a Brizo faucet paired with an insta-hot water dispenser and a stainless steel, double-basin Blanco undermount sink. A striking glass tile backsplash extends from the countertops to the cabinets, highlighted by under-cabinet lighting that provides both task and ambient illumination.

Additionally, thoughtful organizers have been integrated, creating wine storage, a pantry and optimizing the use of corners in the lower cabinets.



The study, enhanced with Alder built-ins and bookshelves, seamlessly reflects the kitchen aesthetic. A corner cabinet, equipped with electrical outlets, is ideal for a television, allowing this space to function as a media room. A generous bank of windows offers picturesque views of the lush, mature cedar trees and rhododendrons.



The primary bedroom receives natural light and enchanting outlooks in two directions, as well as access to the two covered decks. Custom woven wood shades, doubled with blackout rollers, can be effortlessly drawn to block out natural light, while the condo's elevated position offers a level of privacy. An Iron-a-way built-in ironing cabinet, with electrical outlet, makes impromptu ironing a delight. Just tuck everything away and out of sight when finished. The ensuite bathroom was totally renovated including Alder cabinets, quartz countertops and extra storage cupboards. The walk-in shower was custom designed with toiletry niche and bench. A window, with privacy glass, allows natural light and fresh air during a hot shower. The shower has both an overhead shower head as well as a body sprayer.

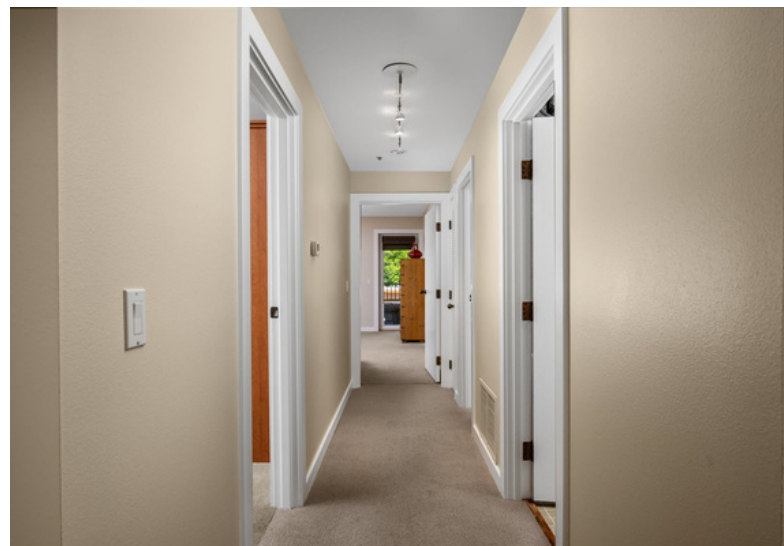


A walk-in closet has been outfitted with custom organizers from Portland Closets. A pocket door was chosen to allow room on the wall for extra cabinets and organizers.

The covered deck, off the primary bedroom is a wonderful outdoor sanctuary with a view of Mt St Helens and Mt Rainier. The common areas have been lovingly maintained for many decades, ensuring lush and manicured outlooks in every direction.



The presence of two covered decks in a condominium is a rare luxury. This arrangement facilitates refreshing cross ventilation, allowing for a pleasant breeze during the summer months.



Just down the hall, which has a spacious linen closet, is the second bedroom.

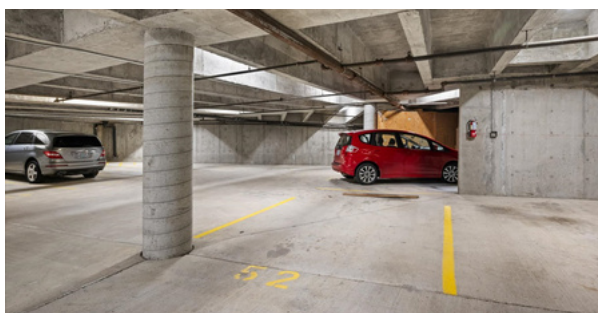
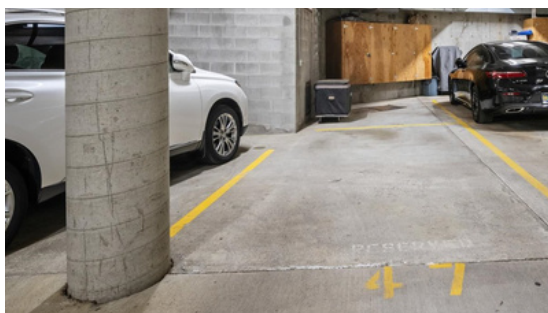


The second bedroom has been designed to double as a guest room as well as a versatile home office, featuring custom furniture. A desk accompanied by movable filing cabinets allows for flexible arrangements to suit various layouts. A built-in wall of cabinets discreetly conceals shelves and drawers for added storage. Opposite these, a built-in Murphy bed, also customized and installed by the Portland Closet Company, maximizes space efficiency. Additionally, a double closet equipped with custom organizers is available for your wardrobe or for accommodating guests. The windows have custom woven wood shades paired with blackout rollershades.

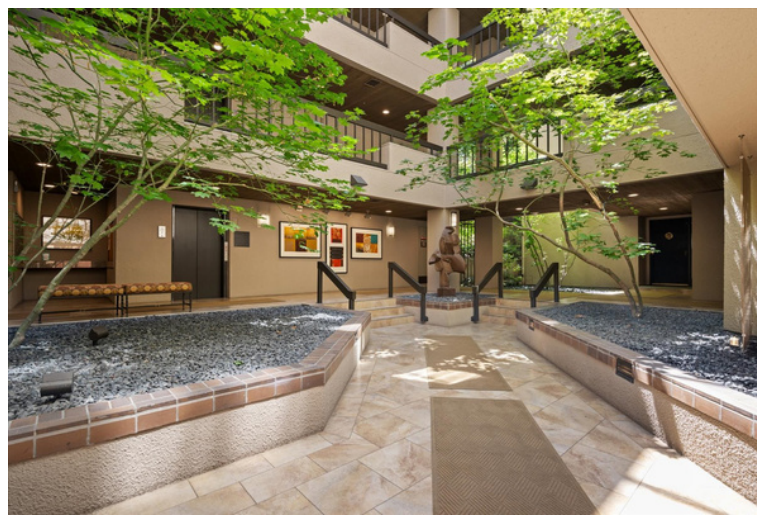


Across the hall is a renovated full bathroom, with quartz countertops, tiled walls and floors and a walk-in shower with a toiletry niche. This beautifully appointed bathroom is a welcoming place for guests.

Another wonderful amenity for this condo is its own laundry room, complete with a sink and newer full-capacity Samsung washer & dryer set.



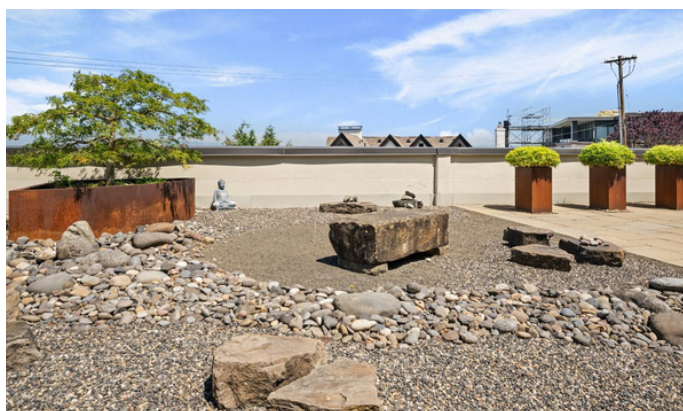
This condo comes with two assigned parking spaces, numbers 47 and 52, plus two storage cabinets. There are large, heated storage units, with electricity, that measures approximately 15' x 9' and are available for lease for approximately \$350/quarter. Additionally there is an EV charger, set up on the Blink system, for residents in the attached garage.



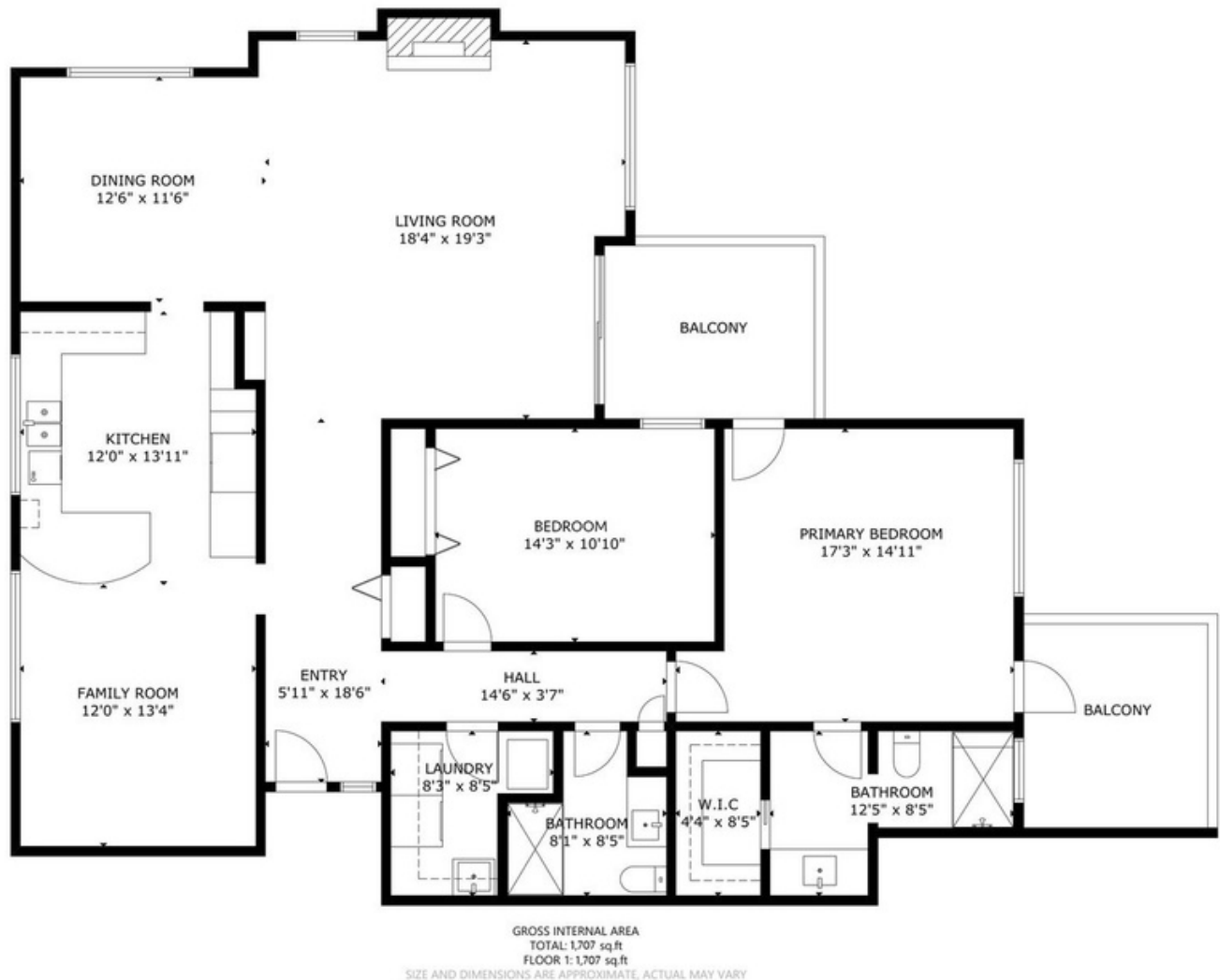
The courtyard lobby serves as a stunning passage for residents on their way home. Occasionally, community events are organized in the atrium, fostering a sense of community among residents. The common areas of the building are impeccably maintained, reflecting the high standards of management. Moreover, the financial health of the building is robust, with well-funded reserves. Recently, the atrium ceiling was resealed, and a new roof was installed, both funded through the reserve account.



The building features guest parking for visitors and service personnel, a rare amenity for condominium developments, especially in Northwest Portland. Additionally, a serene zen patio has been thoughtfully designed, complete with a rock garden adorned with strategically placed boulders, providing residents a tranquil moment for reflection. This inviting amenity is often enjoyed by residents to have an afternoon cocktail while enjoying the Mt Hood view in the distance. Elegant steel planters enhance the area, featuring bamboo and Japanese maples.



FLOOR PLAN FOR 762 NW WESTOVER SQUARE:



THE DAN VOLKMER TEAM

SPECIALIZING IN HISTORIC AND ARCHITECTURALLY SIGNIFICANT PROPERTIES



Left to Right, Licensed Brokers of the Dan Volkmer Team: Fritz Benz - Broker, Dan Volkmer - Principal Broker, Kim Hayworth - Broker, Kishra Ott - Broker.

Additional Members: Archie - Chihuahua Mix - Resident Preservationist and Dottie - Boxer: Resident Historian

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PROPERTY SPECIFICS AND DETAILS:

- Built 1981 - Remodeled kitchen and baths in 2013 (down to studs with updated electrical - per sellers) with high quality finishes, fixtures and appliances
- 2 bedrooms: Primary bedroom with ensuite bath, walk-in closet and access to two covered decks, guest room with built-in Murphy Bed, custom built-ins and double closet - guest bath directly across the hall
- 2 Full bathrooms - both completely remodeled with quartz counters, and tile floors and walk-in showers tiled, to the ceiling, with custom toiletry niches
- 1,707 SF (approx.) Floor plan below
- The property offers stunning views of Mount St. Helens, Mount Rainier, and the historic Northwest Alphabet District, complemented by lush, mature landscaping that attracts wildlife, including deer and various bird species.
- Two covered decks are strategically positioned in the corners to maximize views and allow for ample natural light.
- 2 Parking spaces: number 47 and 52, with 2 storage cupboards at space 47. The garage has an EV charger on the Blink system for residents to use.
- There are two storage cabinets at the front of parking space number 52. There are additional storage units available for lease for approximately \$350./quarter. They measure approximately 15' x 9' and are heated, and have electrical outlets.
- Wide plank oak floors, newer wall to wall carpet (recently shampooed) and tile floors
- 2025 Property Taxes \$13,143.08
- HOA Fee \$1,273 per month includes sewer, water, garbage, common area maintenance, professional landscaping by Desantis Landscapes, insurance, and professional management by Community Management Inc., as well as reserve account funding
- Chapman, West Sylvan and Lincoln Schools
- RMLS #496840199

LOCATION! LOCATION! LOCATION!

Kings Square Condominiums is perched at the edge of the esteemed turn-of-the-twentieth-century Alphabet Historic District of Northwest Portland. The condo is just blocks from the lively charm of NW 23rd Avenue. Enjoy easy access to locally owned boutiques, specialty shops, acclaimed restaurants, cozy cafés, and favorite neighborhood spots like ice creameries and coffee houses. You can easily leave your car in the garage and stroll to a local eatery, indulge in a scoop of Salt and Straw ice cream, and enjoy a leisurely walk back home. Need to stock up on groceries? You will also find Zupan's gourmet grocery store less than a half mile away as well as the wonderful shops and restaurants in Uptown Shopping Center. And of course, there's Providence Park—home to sporting events and open-air summer concerts—less than a mile from your residence. The lush trails of Forest Park and expansive Washington Park are just up the hill.

